



# City of Carmel

## CARMEL PLAN COMMISSION AGENDA

**March 16, 2004**

**7:00 p.m.**

**City Hall, 2nd Floor**

**One Civic Square**

**Carmel, IN 46032**

### **Agenda Items**

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

### **H. Public Hearings:**

**1h. Docket No. 04010001 Z; Dunkerly Property - Rezone**

The applicant seeks to rezone approximately 2.4 acres from R-1/Residence to B-2/Business (with restricted uses). The site is located at the northwest corner of Guilford Rd and 116th St.

Filed by Joseph Calderon of Ice Miller on behalf Mr. & Mrs. Dunkerly.

**2h. Docket Nos. 040100020 PP Amend:**

**Cedar Lake, Sec 2, lots # 36A, 36B - Primary Plat Amendment**

The applicant seeks to replat 1 lot to create 2 lots. The site is located 141st Street and Rohrer Road. The site is zoned R-1/Residence.

Filed by Allan Weihe of Weihe Engineers for Phillip Dyer.

**3h. Docket No. 04010024 Z: Steckley Rezone (Guilford Reserve PUD)**

The applicant seeks to Rezone approximately 5 acres from B-6/Business to PUD/Planned Unit Development. The site is located at 1011 S. Guilford Road.

Filed by David Klain of Crawford Development, LLC.

- 4h. Docket No. 040100025 DP/ADLS: 630 - North Range Line Office Building**  
The applicant seeks approval for an office building with parking. The site is located 630 N Range Line Rd. The site is zoned B-5/Business within the Old Town Overlay, Historic Range Line Sub-area.  
Filed by Dave Barnes of Weihe Engineers.
- 5h. Docket No. 04010022 PP: Stanford Park (formerly Burlingame)**  
The applicant seeks to plat a residential subdivision of approximately 224 lots. The petitioner also seeks the following subdivision waiver:  
**Docket No. 04010023a SW** SCO 6.5.1 minimum lot frontage  
The site is located on Shelborne Rd, just north of West 131st Street. The site is zoned both R-4 /Residence and R-2/Residence.  
Filed by Steve Pittman for PPV, LLC.
- 6h. Docket No. 040100026 DP/ADLS: Century 21- Alexander**  
The applicant seeks approval for an office building with parking. The site is located 1141 Michigan Road. The site is zoned S-1/Residence (pending business rezone approval).  
Filed by David Warshauer of Barnes & Thornburg for Mr. & Mrs. Alexander.
- 7h. Docket No. 150-02b OA:**  
**Amendments to the Carmel/Clay Zoning Ordinance – Patch #4**  
The petitioner seeks to add new provisions to and make several corrective amendments to the Zoning Ordinance.  
Filed by the Department of Community Services.
- 8h. Docket No. 04020030 Z: Old Meridian/Mixed Use Rezone**  
The applicant seeks to Rezone 12 parcels to OM/MU- Old Meridian Mixed Use in the Old Meridian District. The parcels are generally located on the north and south sides of Main Street between Guilford Road and Ole Meridian Street.  
Filed by Carmel Department of Community Services.

**I. Old Business:**

- 1i. Docket No. 195-03 PP (#03120011): Schaffer Subdivision**  
The applicant seeks to plat a 54-lot subdivision on 41 acres +/- . The applicant also seeks the following subdivision waivers:  
**195-03a SW** (#04010008) SCO 6.3.15 street curvature  
**195-03b SW** (#04010009) SCO 6.4.1 block length  
The site is located at the northwest corner 131st St/West Rd. The site is zoned S-1/Residence-Estate.  
Filed by Jeff Douglass of Insight Engineering for Pittman Partners.

**J.     New Business:**

**1j.     Docket No. 04020008 ADLS: Main & Guilford Plaza - ADLS**

The applicant seeks approval for a retail building with parking. The site is located 811 W Main Street. The site is zoned OM/MF- Old Meridian/Multifamily (pending rezoning).

Filed by Joe Calderon of Ice Miller for Main & Guilford Plaza, LLC.

**K.     Adjournment**